

T-MOBILE

567 12TH STREET, CARLYLE, IL 62231



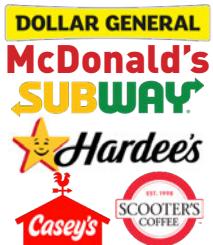
OFFERING MEMORANDUM

Marcus & Millichap



GOVERNORS RUN
GOLF COURSE

T Mobile™



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Executive Summary

567 12th Street, Carlyle, IL 62231

FINANCIAL SUMMARY

Price	\$1,071,000
Cap Rate	7.50%
Net Cash Flow	7.50% \$80,325
Building Size	2,550 SF
Year Built	2023
Lot Size	0.61 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	T-Mobile Central LLC
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Lease Commencement Date	July 1, 2023
Lease Expiration Date	June 30, 2033 ⁽¹⁾
Lease Term Remaining	7+ Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

FOOTNOTES:

(1) Tenant has a one time right to terminate the Lease on or after the 7th year of the Lease.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 6/30/2028	\$80,325.00	7.50%
7/1/2028 – 6/30/2033	\$88,357.50	8.25%
Renewal Options		
Option 1 (7/1/2033 – 6/30/2038)	\$97,206.00	9.08%
Option 2 (7/1/2038 – 6/30/2043)	\$106,921.50	9.98%
Option 3 (7/1/2043 – 6/30/2048)	\$117,606.00	10.98%

Base Rent	\$80,325
Net Operating Income	\$80,325
Total Return	7.50% \$80,325

The T-Mobile logo, featuring the word "T-Mobile" in a bold, pink, sans-serif font. The "T" is stylized with a vertical line and a horizontal bar extending from the top right. A trademark symbol (TM) is located at the top right of the "e".



Property Description



INVESTMENT HIGHLIGHTS

- » 7+ Years Remaining on Lease Term with T-Mobile
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **T-Mobile (NASDAQ: TMUS) is the 2nd-Largest Wireless Carrier in the U.S. with ±6,650 Retail Stores**
- » Signalized Hard Corner Location
- » **Average Household Income Exceeds \$102,000 within a 10-Mile Radius**
- » Immediate Access to Lake Carlyle, Home to Numerous Campgrounds and Outdoor Recreation
- » **Close Proximity to National Retailers: Walmart Supercenter, Tractor Supply Co, McDonald's, Dollar General, CVS, and More**



DEMOGRAPHICS

1-mile

5-miles

10-miles

Population

2030 Projection	3,153	6,054	17,086
2025 Estimate	3,162	6,044	17,036

Households

2030 Projections	1,354	2,589	7,188
2025 Estimate	1,343	2,567	7,125

Income

2025 Est. Average Household Income	\$84,950	\$95,761	\$102,301
2025 Est. Median Household Income	\$69,224	\$78,873	\$84,439

Tenant Overview



T Mobile™



BELLEVUE, WASHINGTON
Headquarters



±6,650
Locations

NASDAQ: TMUS
Stock Symbol



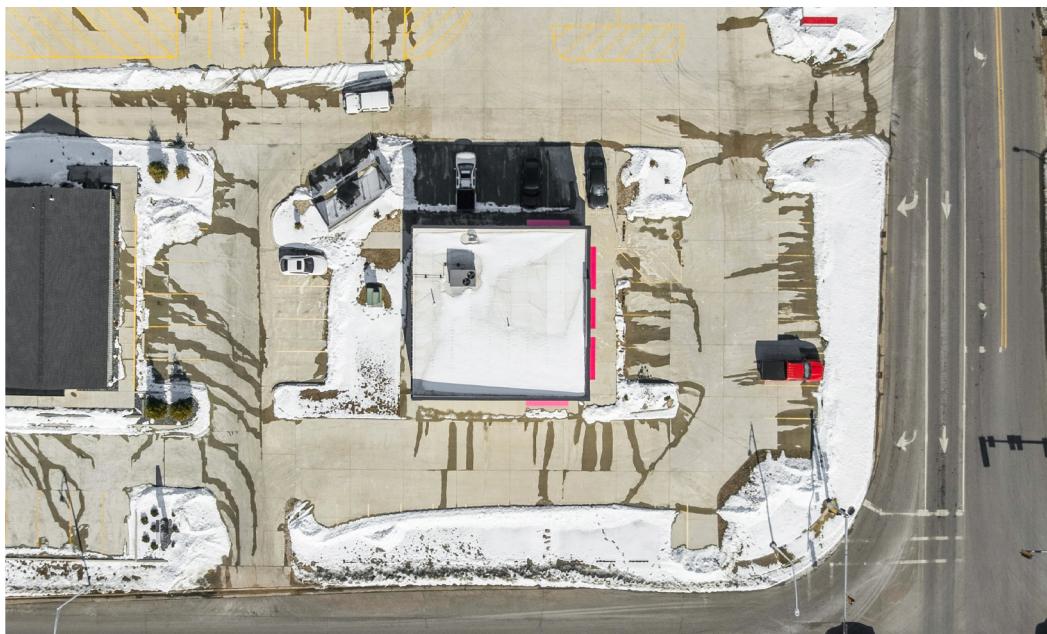
1994
Founded

T-MOBILE.COM
Website

T-Mobile US, Inc. (NASDAQ: TMUS) is a major American telecommunications company headquartered in Bellevue, Washington, and is the second-largest wireless carrier in the United States by subscriber count. T-Mobile provides services through its subsidiaries and operates its flagship brands: T-Mobile, Metro by T-Mobile, and Mint Mobile. T-Mobile is known as the nation's "Uncarrier," a nod to a long-running marketing strategy and customer-first philosophy that aims to disrupt the wireless industry by eliminating traditional carrier pain points.

For the tenth consecutive year, T-Mobile led the industry with 6.1 million postpaid net customer additions in 2024. The company ended the year with approximately 129.5 million customers. Additionally, T-Mobile's service revenues reached a record \$66.2 billion, up 5% year-over-year, fueled by postpaid customer growth and deeper customer relationships.

Property Photos



Location Overview



Carlyle is a city in, and the county seat of, Clinton County, Illinois. Located approximately 50 miles east of St. Louis, Carlyle is home to Illinois' largest man-made lake, Carlyle Lake, and to the General Dean Suspension Bridge, a suspension bridge that is the only one of its kind in Illinois.

ST. LOUIS METROPOLITAN AREA

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the

most populous county with 987,000 people. The city of St. Louis contains around 282,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.

The St. Louis metro is expected to see its population grow by almost 17,000 people in the next five years, supporting household formation totaling 13,000 additions. Scott Air Force Base, on the Illinois side of the metro, supports civilian and active-duty employment directly and indirectly by attracting defense and aerospace contractors to St. Louis.

[exclusively listed by]

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